

**RESOLUTION NO. 1376**

**A RESOLUTION ADJUSTING THE RATE AND CAPITAL IMPROVEMENT PLAN FOR STORM WATER SYSTEM DEVELOPMENT CHARGES AND RESCINDING RESOLUTION NO. 1301.**

**WHEREAS**, Section 12.02.020 of the Troutdale Municipal Code establishes system development charges to impose an equitable share of the public costs of capital improvements upon those developments that create the need for, or increase the demands on, capital improvements; and

**WHEREAS**, Resolution No. 1301, which is currently in effect, adjusted the capital improvement plan and rate for the storm water system development charge; and

**WHEREAS**, Section 12.02.030 of the Troutdale Municipal Code requires staff to annually review the rate and bring proposed changes to the Council for consideration; and

**WHEREAS**, staff has updated the Capital Improvement Plan for the storm water system, adjusted the cost estimates, and proposed a revision of the rate.

**NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TROUTDALE**

**Section 1. Purpose.**

The purpose of the storm water system development charge is to require developments that create the need for storm water facilities or increase the demand on existing storm water facilities to pay an equitable share of the cost of those improvements. System development charges for storm water shall be improvement fees rather than reimbursement fees.

**Section 2. Definitions.**

Unless the context suggests otherwise, for this Resolution these terms and phrases mean as follows:

**Capital Improvement.** The construction of, or an addition to, facilities or assets used to convey, treat, or store storm water.

**Development.** Any man-made change to improved or unimproved real property, including but not limited to construction, installation, or alteration of a building or other structure; condominium conversion; land division; establishment or termination of a right of access; storage on real property; tree cutting; drilling and site alteration such as that due to land surface mining, dredging, grading, paving, excavating, or clearing.

**Director.** The Public Works Director of the City of Troutdale or his/her designee.

Improvement Fee. A fee for costs associated with capital improvements constructed after the date the system development charge was initially adopted.

**Section 3. Methodology.**

- A. The methodology used to establish the improvement fee is based on the estimated cost of projected capital improvements needed to increase the capacity of the storm water system, including costs of financing, over a designated period, as reflected in the Capital Improvement Plan provided as Attachment A, and the impact the development has on the storm water system as measured in additional impervious surface area, as reflected in the estimate provided as Attachment B. This allows determination of a unit cost of system capacity.
- B. The maximum allowable cost per square foot of impervious surface area shall be computed by dividing the total cost of capacity increasing capital improvements (including financing costs) needed over a designated period by the estimated number of square feet of impervious surface area to be added to the system over that same period. The Council may choose to impose a cost per square foot of impervious surface area less than the maximum allowable cost.
- C. No storm water system development charge will be assessed for those properties previously assessed charges in the "Halsey Storm Sewer Local Improvement District (LID) 3-78" as identified in Ordinance No. 322.
- D. No storm water system development charge will be assessed for the impervious surface of a street, road, highway, runway, or taxiway constructed by a governmental entity or by a private entity when the street, road, highway, runway, or taxiway is to be transferred to a governmental entity immediately upon its completion.

**Section 4. Cost.**

Based upon an estimated cost of capacity-increasing capital improvements (including financing) of \$3,868,830, less cash on hand on June 30, 1997 of \$ 850,180, and an estimated increase of 9,731,955 square feet of impervious surface area, the maximum allowable cost is \$ 0.3102 per square foot of impervious surface area. The Council establishes the rate to be charged as \$ 0.3102 per square foot of impervious surface area; this equates to \$838 for a single family dwelling unit.

**Section 5. Effective Date.**

The effective date of this resolution is July 1, 1998.

**Section 6. Distribution of Funds.**

The system development funds collected under authority of this Resolution shall be deposited in the Storm Sewer Improvement Fund. These funds may only be expended for accomplishing the

capacity-enhancing storm water projects as set forth in the Capital Improvement Plan in Attachment A, which may be amended from time to time by resolution of the Council.

**Section 7. Applicability of Troutdale Municipal Code.**

The provisions of Chapter 12.02 of the Troutdale Municipal Code govern exemptions, credits, collection, appeals, and other matters pertaining to the charge established in this Resolution.

**Section 8. Administration.**

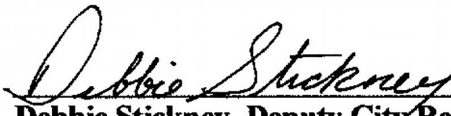
The Director shall be responsible for the administration of this Resolution.

**Section 9. Previous Resolution Rescinded.**

Resolution No. 1301 is rescinded effective July 1, 1998.

YEAS: 7  
NAYS: 0  
ABSTAINED: 0

  
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Paul Thalhofer, Mayor  
Dated: 5-28-98

  
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Debbie Stickney, Deputy City Recorder  
Adopted: 5/26/98

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**STORM WATER SYSTEM DEVELOPMENT CHARGE  
CAPITAL IMPROVEMENT PLAN  
PREPARED ON APRIL 3, 1998**

PROJECT DESCRIPTION	CITY COST	% CAPACITY	CAPACITY COST	FUNDING YEAR
ADDITIONAL DRYWELLS, VARIOUS LOCATIONS	30,000	100%	30,000	ONGOING
PUMP STATION UPGRADE, PHASE I	200,000	50%	100,000	1997-98
KIKU PARK OUTFALL UPGRADE	155,650	50%	77,825	1997-98
HARLOW AVENUE OUTFALL UPGRADE	168,450	50%	84,225	1997-98
NW DUNBAR AVENUE STORM LINE	230,000	100%	230,000	1997-98
HARLOW CANYON EROSION CONTROL	300,000	50%	150,000	1998-99
BEAVER CREEK BANK STABILIZATION	170,000	50%	85,000	1998-99
SANDY AVENUE DRAINAGE	80,000	100%	80,000	1998-99
NORTH EVANS AVENUE OUTFALL UPGRAD E	133,000	50%	66,500	1999-00
21ST STREET OUTFALL UPGRADE	153,000	50%	76,500	1999-00
SOUTH EVANS AVENUE OUTFALL UPGRADE	36,700	50%	18,350	1999-00
COLUMBIA RIVER HIGHWAY CONTROL STRUCTURE	8,000	75%	6,000	1999-00
BEAVER CREEK GAGING STATION	10,000	100%	10,000	1999-00
SOUTH FRONTAGE ROAD IMPROVEMENTS	28,300	50%	14,150	2000-01
SW KENDALL AVENUE STORM LINE	7,500	100%	7,500	2001-02
MARINE DRIVE TO SUNDIAL ROAD CULVERT	443,100	75%	332,325	2003-04
HENSLEY ROAD STORM LINE	31,400	100%	31,400	2004-05
SUNDIAL ROAD CULVERTS	51,300	25%	12,825	2004-05
MARINE DRIVE DIVERSION	550,000	70%	385,000	2006-07
PUMP STATION UPGRADE, PHASE II	1,378,600	50%	689,300	2008-09
COLUMBIA RIVER HIGHWAY UNDERPASS BYPASS	73,700	50%	36,850	2009-10
WOOD VILLAGE BYPASS	18,100	80%	14,480	2009-10
FOURTH STREET DRAINAGE IMPROVEMENT	68,600	50%	34,300	2009-10
STARK STREET FLOODPLAIN CREATION	2,592,600	50%	1,296,300	2016-17
<b>TOTAL</b>	<b>6,918,000</b>		<b>3,868,830</b>	

**NOTES**

1. THESE COST ESTIMATES ARE FOR THE CITY OF TROUTDALE'S SHARE ONLY AND ASSUME THAT OTHER JURISDICTIONS WILL PAY THEIR SHARE AS DISCUSSED DURING PREPARATION OF THE NORTH TROUTDALE STORM DRAINAGE MASTER PLAN.
2. THE CITY COSTS NOT ASSOCIATED WITH CAPACITY WILL BE BORNE BY THE STORM UTILITY FUND.

**STORM WATER SYSTEM DEVELOPMENT CHARGE  
ESTIMATE OF IMPERVIOUS SURFACE AREA  
PREPARED ON APRIL 3, 1998**

FISCAL YEAR	BEGINNING POPULATION	ENDING POPULATION	INCREASE IN POPULATION	INCREASE IN DWELLINGS		IMPERVIOUS SURFACE AREA			TOTAL
				SINGLE FAMILY	MULTI-FAMILY	SINGLE FAMILY	MULTI-FAMILY	OTHER	
1997-98	13,880	14,300	420	99	47	266,824	70,000	134,729	471,553
1998-99	14,300	14,875	575	135	64	365,294	95,833	184,451	645,578
1999-00	14,875	15,500	625	147	69	397,059	104,167	200,490	701,716
2000-01	15,500	15,908	408	96	45	259,200	68,000	130,880	458,080
2001-02	15,908	16,274	366	86	41	232,518	61,000	117,407	410,925
2002-03	16,274	16,648	374	88	42	237,600	62,333	119,973	419,907
2003-04	16,648	17,030	382	90	42	242,682	63,667	122,540	428,889
2004-05	17,030	17,422	392	92	44	249,035	65,333	125,747	440,116
2005-06	17,422	17,753	331	78	37	210,282	55,167	106,180	371,629
2006-07	17,753	18,161	408	96	45	259,200	68,000	130,880	458,080
2007-08	18,161	18,506	345	81	38	219,176	57,500	110,671	387,347
2008-09	18,506	18,858	352	83	39	223,624	58,667	112,916	395,206
2009-10	18,858	19,216	358	84	40	227,435	59,667	114,841	401,943
2010-11	19,216	19,774	558	131	62	354,494	93,000	178,998	626,492
2011-12	19,774	20,347	573	135	64	364,024	95,500	183,809	643,333
2012-13	20,347	20,937	590	139	66	374,824	98,333	189,263	662,420
2013-14	20,937	21,544	607	143	67	385,624	101,167	194,716	681,506
2014-15	21,544	22,168	624	147	69	396,424	104,000	200,169	700,593
2015-16	22,168	22,548	380	89	42	241,412	63,333	121,898	426,643
2016-17	22,548								
<b>TOTAL</b>			8,668	2,040	963	5,506,729	1,444,667	2,780,558	9,731,955

**NOTES**

1. ASSUME 80% OF THE POPULATION INCREASE WILL LIVE IN SINGLE FAMILY HOMES WITH 3.4 OCCUPANTS PER HOME AND 20% OF THE POPULATION INCREASE WILL LIVE IN MULTI-FAMILY HOMES WITH 1.8 OCCUPANTS PER HOME.

2. ASSUME 2700 SF IMPERVIOUS AREA PER SINGLE FAMILY UNIT AND 1500 SF PER MULTI-FAMILY UNIT.

3. ASSUME COMMERCIAL AND INDUSTRIAL DEMAND EQUALS 40% OF THE RESIDENTIAL DEMAND.